



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, FEBRUARY 24, 2004

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR JOSEPH H. MUELLER
VICE-CHAIR CHARLES D. WESTON
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: February 10, 2004

OLD BUSINESS:

1. **REVIEW OF FINAL SCORING OF THE MEASURE “P” APPLICATIONS FOR THE FY
2005-06 SMALL PROJECT AND MICRO PROJECT COMPETITIONS:**

Recommendation: Adopt Resolution No. 04-21, approving the final amended scores for each Measure “P” application.

2. **ZONING AMENDMENT, ZA-03-19: CITY OF MORGAN HILL-ZONING TEXT
AMENDMENT/COMMUNITY ACTIVITY SIGNS:** A request to amend Title 18 of the Municipal Code to modify the sign code to allow for community activity signs and changeable copy signs for public and quasi-public uses.

Recommendation: Reconvene Public Hearing/Table.

NEW BUSINESS:

3. **ZONING AMENDMENT, ZA-03-08/SUBDIVISION, SD-03-04/DEVELOPMENT
AGREEMENT, DA-03-04: BARRETT-DITRI:** A request for approval to subdivide a 5-acre parcel into 16 single family residential lots. The parcel is located on the north side of Barrett Ave. between the Barrett Elementary School and the Jehovah’s Witnesses Church in the R-1 (7,000) zoning district. Also requested is the approval of a precise development plan and development agreement covering the project’s commitment through the Residential Development Control System. (APN 817-10-002)

Recommendation: Open Public Hearing/Approve Mitigated Negative Declaration/Adopt Resolution Nos. 04-15 (zoning amendment), 04-16 (subdivision) and 04-17 (development agreement), with recommendation to forward to the City Council for approval.

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4. **ZONING AMENDMENT, ZA-03-20/SUBDIVISION, SD-03-16/DEVELOPMENT AGREEMENT, DA-03-15: E. CENTRAL-WARMINGTON HOMES/SOUTH:** A request for approval of a zoning amendment to R-1 (7000)/RPD, subdivision and development agreement for 26 single-family homes representing Phase IV of the Morgan Lane development on a 9.73-acre site located on the southeast side of Central Ave., between Lancia Dr. and Calle Central. (APN 726-20-003)

Recommendation: Open Public Hearing/Approve Mitigated Negative Declaration/Adopt Resolution Nos. 04-18 (zoning amendment), 04-19 (subdivision) and 04-20 (development agreement), with recommendation to forward to the City Council for approval.

OLD BUSINESS (CONTINUED):

5. **SUBDIVISION AMENDMENT, SDA-93-04: SAN PEDRO-BETPOLICE/INSTALLATION OF SOUND WALL FOR THE VILLAS SUBDIVISION:** A request to amend the condition of the subdivision map approval for a 41-unit single family residential development; the "Villas Subdivision" located on San Pablo Ct., San Benito Pl., San Gabriel Ave. and San Gabriel Ct., to allow an alternative design and placement of a sound wall fence within the existing development. (APN 817-30-034 through 079)

Recommendation: Reconvene Public Hearing/Table

OTHER BUSINESS:

6. **APPOINTMENT OF COMMISSIONER(S) TO PARTICIPATE IN COYOTE VALLEY PLAN STAKEHOLDERS MEETING:**

Recommendation: Appoint Planning Commissioner(s) to participate in Coyote Valley Plan Stakeholders Meeting.

TENTATIVE UPCOMING AGENDA ITEM FOR THE MARCH 9, 2004 MEETING:

- **UP-04-01: Concord MMS Enterprise, Inc.**
- **DAA-00-12: E. Dunne-Grewal**
- **GPA-02-03: Butterfield-Morgan Hill RDA/Court House**
- **ZA-02-08: Butterfield-Morgan Hill RDA/Court House**
- **GPA-02-04: Edmundson-Morgan Hill RDA/Indoor Recreation Facility**
- **ZA-02-10: Edmundson-Morgan Hill RDA/Indoor Recreation Facility**
- **GPA-03-08: E. Dunne-Basanty**
- **GPA-03-09: Del Monte-Basanty**
- **GPA-03-10: Monterey-South County Housing**
- **GPA-04-01: Wright-City of M.H. General Plan Map Corrections**
- **ZA-04-03: City of Morgan Hill-Zoning Map Corrections**
- **GPA-03-02: City of Morgan Hill-Amend Circulation Policy/Unsignalized Intersections & Land Use Policy for Single-Family Attach Housing Requirements**
- **General Plan Update Annual Review**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

